

LENDER OWNED AUCTION

www.maascompanies.com

TUESDAY, JUNE 14 11:00 AM

65,000± Sq. Ft.

Manufacturing/Distribution Warehouse Complex
3 Buildings on 8.5± Acres of Land



Building A
38,600 Sq. Ft.
Built in 1985



Building B
21,500 Sq. Ft.
Built in 1994



Building C
4,800 Sq. Ft.
Built in 2000

CROOKSTON, MINNESOTA USA

American Federal Bank, Owner

MAAS
companies inc

*Entirety
Purchase up to
3 Weeks Prior
to Auction!*

AUCTION DIVISION
507.285.1444
Rochester, Minnesota

LENDER OWNED AUCTION

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Lender Orders Facility SOLD! • Auction will be held On-Site!



TUESDAY, JUNE 14 – 11 AM
65,000± SQ. FT.
MANUFACTURING/DISTRIBUTION
WAREHOUSE COMPLEX ON
8.5± ACRES

Former Phoenix Industries Facility
1200 Bruce Street, Crookston, MN

Consisting of 3 Buildings on 8.5 Acres • Located in the Crookston Industrial Park • 41,490 Sq. Ft. Paved Parking Lot for 80 Cars
Security Fence • City Utilities • Zoned Heavy Industrial • Property is Like New • Over \$4.5 Million Replacement Value! • Don't Miss this Opportunity at Auction! • Excellent Layout for Multiple Tenants!

TRACT 1: Building A

38,600 Sq. Ft. Building including 5,000 Sq. Ft. 2nd Story Offices/Locker Room/Break Room • Built in 1985 • 120' x 280' Precast Concrete Building • 20' Ceiling
24' Walls • 5" Concrete Floors • 23,000 Sq. Ft. Production Space with Non-Load Bearing Partition at 160' • Storage, Design and Tooling Space • Sprinkler System
Two 2-Ton Overhead Cranes • 2 Overhead Doors • 1 Loading Dock

TRACT 2: Building B

21,500 Sq. Ft. Heated 120' x 179' Steel Building with 18' Sidewalls, 21' Center
Built in 1994 • 5" Concrete Floors • Primary Use Finishing, Shipping/Receiving
Four Overhead Doors with a Double Loading Dock • Bathrooms/Break Room
500 Sq. Ft. Office on Second Floor

TRACT 3: Building C

4,800 Sq. Ft. Pole Building 60' x 80' with 15' Ceiling • Built in 2000
Primary Use Unheated Storage • Single Overhead Door • 200 Amp Electrical
Built-In Storage Racking on Sidewalls

TRACT 4: 2 Development Lots

Two Development Lots on 3± Acres to be Sold Together as One Lot

TRACT 5: Entirety Purchase of Tracts 1-4

TRACT 6: Wind Turbine

Non-Operational Wind Turbine to be Removed • Installed in 1987 • 80 kW
If not sold separately, the wind turbine will be included with Building A.



INSPECTIONS: Monday, May 9 • 12:00 – 5:00 PM
Monday, May 23 • 12:00 – 5:00 PM

Monday, June 13 • 12:00 – 5:00 PM
Tuesday, June 14 • 9:00 – 11:00 AM

MANNER OF SALE: The auction process will offer the real estate for sale as an entirety, up to three weeks prior to the auction. Potential buyers are encouraged to explore this option in a timely manner and submit their bid prior to Tuesday, May 24. At the auction the three buildings and two development lots, will be offered individually and then as an Entirety Purchase. The property will sell whichever way brings the highest dollar.

TAKE VIRTUAL TOUR AT MAASCOMPANIES.COM
REQUEST BIDDER KIT FOR COMPLETE TERMS AND DETAILS!

LENDER OWNED AUCTION

TUESDAY, JUNE 14 – 11:00 AM

Excellent Opportunity for New Owner • Great Layout for Multiple Tenants

BUILDING B: 21,500 SQ. FT. BUILDING • BUILT IN 1994



BUILDING C: 4,800 SQ. FT. BUILDING • BUILT IN 2000



2 DEVELOPMENT LOTS on 3± ACRES, SELLING TOGETHER



Two development lots on 3± acres to be offered as one tract. Both lots are situated off Bruce Street with easy access. Great opportunity!

WIND TURBINE



Manufactured/Installed 1987, Total Power: 80KW, Blade Diameter 75' Approx. Non-Operational, Gearbox Inoperable, Dutch Design/Manufactured for AeroTech

Buildings A, B, C, and Two Development Lots, to be Sold as Separate Tracts or as an Entirety, Whichever Way Brings the Highest Price!
Pre-Sale Entirety Purchase Offers are due Three Weeks Prior to Auction.

AUCTION LOCATION: Auction will be held on-site at 1200 Bruce Street, Crookston, Minnesota. Crookston, Minnesota is located in Northern Minnesota within the Red River Valley. Crookston is located 290 miles from the Twin Cities of Minneapolis & St. Paul; 240 miles from the Great Lakes Port of Duluth, MN; 165 miles south of Winnipeg, Manitoba; 70 miles from Fargo, ND and 25 miles from Grand Forks, ND.

TERMS: 8% Buyer Premium. Persons attending auction must show a \$25,000 Certified Deposit at time of registration to obtain a bidding number. \$25,000 due on day of sale, with a deposit equal to 10% due within 2 business days, and balance due at closing within 30 days. Deposits are non-refundable. Deposit to bid on wind turbine is not needed. Payment on wind turbine is due within 24 hours. Real Estate is selling AS IS, WHERE IS WITH NO WARRANTIES OR GUARANTIES EXPRESSED OR IMPLIED. Attorney Dan Rust, Rust, Stock, Rasmusson & Knutson, P.A. is overseeing the closing. See Bidder Kit for complete terms. In all transactions, Auctioneer is acting as an Agent for the Seller. All information received from reliable sources believed to be correct but not guaranteed by auction company. Any announcement made at the auction takes precedence over any material published about this event.

BROKER PARTICIPATION: Broker Participation is welcome but not required. A 2% commission will be paid to the licensed broker who, 1 hour prior to the start of the auction, registers the bidder who pays for and settles for the real estate. A broker buying on his/her behalf of any business entity in which he/she hold an interest, is not entitled to a commission.



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Principal Auctioneer Tyler Maas #55-145. Diane Maas, President



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DISTRIBUTION
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3 BUILDINGS ON
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1200 Bruce Street
Crookston, Minnesota 59716

*Selling in
Separate Tracts
or as
Entirety!*

LENDER OWNED REAL ESTATE AUCTION



3± Acres Development Land



Wind Turbine Selling Separate



Perfect Manufacturing Space



Two 2-Ton Bridge Cranes

65,000± SQ. FT. MANUFACTURING/
DISTRIBUTION WAREHOUSE COMPLEX
3 BUILDINGS ON 8.5± ACRES OF LAND
FORMER PHOENIX INDUSTRIES FACILITY
EXCELLENT LAYOUT FOR MULTIPLE TENANTS!